



# June 7, 2007

# ACTION AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order ..... Chairperson Hall**  
**Invocation ..... Commissioner Atkins**  
**Pledge of Allegiance ..... Commissioner McGuire**  
**Quorum ..... Chairperson Hall**  
**Quorum present with 80% of members present. Commissioner Thompson was absent.**  
**Approval of Minutes for May 3, 2007 and May 17, 2007 ..... Chairperson Hall**  
**Commissioner Garniewicz moved to approve the minutes of May 3, 2007 and May 17, 2007.**  
**Commissioner Atkins seconded. Motion carried 4 - 0.**  
**Reading of the Agenda ..... Director Browning**  
**Approval of the Agenda ..... Chairperson Hall**  
**Commissioner McGuire moved to approve the Agenda as presented with the items added.**  
**Commissioner Garniewicz seconded. Motion carried 4 - 0.**

### Old Business

**Final Plat ..... Staff**  
**1. Maples Ferry III, North Belair Road, Zoned R-3 (RCO), 44 lots, 15.51 acres, Commission District 1.**  
**Commissioner McGuire made the motion to approve the final plat for Maples Ferry III and include all departmental conditions. Commissioner Atkins seconded. Motion carried 4 - 0.**  
**Preliminary Plat ..... Staff**  
**2. Reeves Course, Old Belair Road, Zoned R-2 (RCO), 50 lots, 24.20 acres, Commission District 3.**  
**Commissioner Garniewicz made the motion to allow the withdrawal of the preliminary plat for Reeves Course. Commissioner Atkins seconded. Motion carried 4 - 0.**

### New Business

**Final Plat ..... Staff**  
**3. Barrett Place I, Jennings Road, Zoned PUD, 42 lots, 7.26 acres, Commission District 1.**  
**4. Tudor Branch Section VI, Phase II, Columbia Road, Zoned PUD, 40 lots, 26.86 acres, Commission District 3.**  
**5. The Battery, Gibbs Road, Zoned R-2 RCO, 24 lots, 8.42 acres, Commission District 3.**  
**6. Farms at Greenbrier Section II, North Tubman Road, Zoned R-A, 4 lots, 20.71 acres, Commission District 3**  
**Commissioner McGuire made the motion to approve the final plats for Barrett Place I; Tudor Branch Section VI, Phase II; The Battery; and Farms at Greenbrier Section II and include all departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.**



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### Preliminary Plat..... Staff

7. **Belair Evans Phase II Revision**, Hereford Farm Road, Zoned PUD, 5 lots, 11.05 acres, *Commission District 3.*

**Commissioner Garniewicz made the motion to conditionally approve the preliminary plat for Belair Evans Phase II Revision pending review and comments of the traffic study by the County Engineering Department to determine the need of a left turn lane and include all departmental conditions. Commissioner McGuire seconded. Motion carried 4 - 0.**

### Rezoning..... Staff

8. **RZ 05-06-03 (Revision)** Request to amend previously approved site plan for S-1 zoning district (special district for a Church), Tax Map 069 Parcel 096, 5.16 acres, located at 4705 Wrightsboro Road. *Commission District 4*

**Chairperson Hall declared the public hearing closed. Commissioner Atkins made the motion to approve the revision to RZ05-06-03 and to include departmental conditions. Commissioner McGuire seconded. Motion carried 4 - 0.**

9. **RZ 07-06-01**, Rezone a portion of Tax Map 052 Parcel 036, 5.04 acres located at 5701 Wrightsboro Road from R-A to S-1. *Commission District 4.*

**Chairperson Hall declared the public hearing closed. Commissioner Atkins made the motion to approve RZ07-06-01 with the understanding that staff will continue to work with the applicant to ensure buffering requirements have been met and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.**

10. **Crawford Creek PUD Revision**, Tax Map 067 Parcels 122, 122A, 122B, 122C, 122F and Tax Map 060 Parcel 043, located on William Smith Boulevard off of Hereford Farm Road, *Commission District 3.*

**Commissioner Garniewicz made the motion to approve the revision to the Crawford Creek PUD (Planned Unit Development) and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 4 - 0.**

### Added Item ..... Staff

11. **Request to Initiate Rezoning** Tax Map 081A Parcels 035B and 035C, with a combined acreage of approximately .087 acre located at the end of Willow Oak Court from PUD to R-2, *Commission District 1*

**Commissioner Atkins made the motion to authorize a county initiated rezoning of Tax Map 081A Parcels 035B and 035C. Commissioner Garniewicz seconded. Motion carried 4 - 0.**

12. **RZ 07-05-04**, Request for conditional use for outside display for a portion of Tax Map 079 Parcels 096 and 097, 9.50 acres located on Washington Road. *Commission District 2.*

**Chairperson Hall declared the public hearing closed. Commissioner Atkins made the motion to approve the conditional use for outside display for RZ07-06-01 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.**



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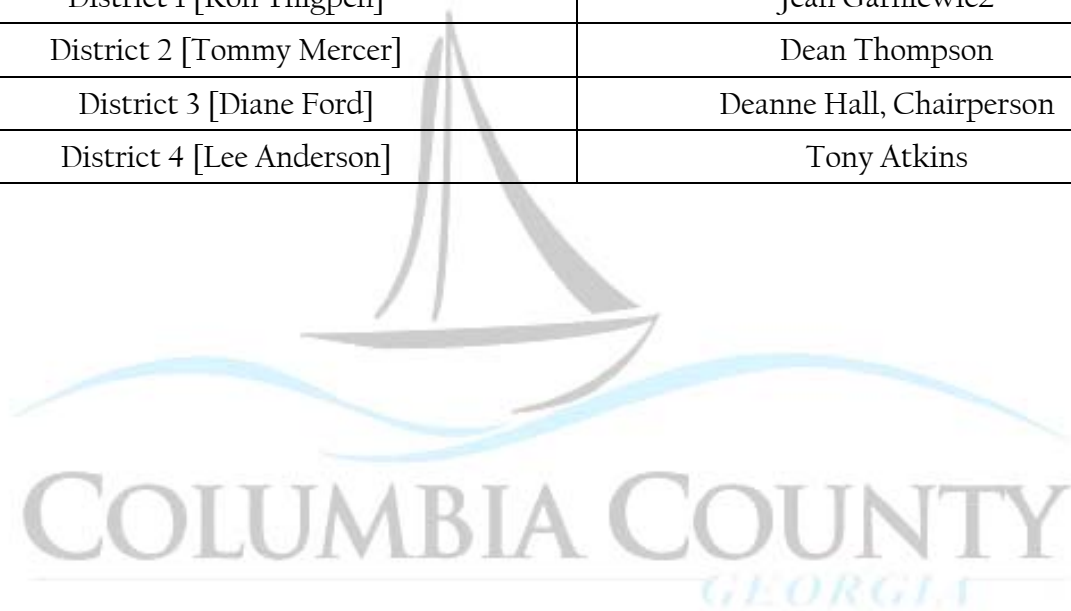
Staff Comments ..... Staff

Public Comments..... Chairperson Hall

Adjourn ..... Chairperson Hall

Meeting Adjourned at 7:13 p.m.

| Columbia County Planning Commission   |                              |
|---------------------------------------|------------------------------|
| Commission District and Commissioners | Planning Commissioner        |
| Ron C. Cross, Chairman                | Brett McGuire, Vice-chairman |
| District 1 [Ron Thigpen]              | Jean Garniewicz              |
| District 2 [Tommy Mercer]             | Dean Thompson                |
| District 3 [Diane Ford]               | Deanne Hall, Chairperson     |
| District 4 [Lee Anderson]             | Tony Atkins                  |





# June 7, 2007 ACTION AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

### Meeting Schedule: June 2007/July 2007

| Board/Commission                            | Date                        | Time    | Location                           |
|---|-----------------------------|---------|------------------------------------|
| Planning Commission                         | June 7, 2007                | 6:30 PM | Evans Government Center Auditorium |
| Board of Commissioners                      | June 19, 2007               | 6:00 PM | Evans Government Center Auditorium |
| Planning and Engineering Services Committee | June 19, 2007               | 8:00 AM | Evans Government Center Auditorium |
| Planning Commission                         | June 21, 2007               | 6:30 PM | Evans Government Center Auditorium |
| Board of Commissioners                      | July 3, 2007<br>(Cancelled) | 6:00 PM | Evans Government Center Auditorium |
| Planning Commission                         | July 5, 2007                | 6:30 PM | Evans Government Center Auditorium |
| Board of Commissioners                      | July 17, 2007               | 6:00 PM | Evans Government Center Auditorium |
| Planning Commission                         | July 19, 2007               | 6:30 PM | Evans Government Center Auditorium |
| Planning and Engineering Services Committee | July 24, 2007               | 8:00 AM | Evans Government Center Auditorium |

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on ***Tuesday, June 19, 2007*** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on ***Friday, June 15, 2007*** to place their name on the agenda for presentation.